
City of Riders

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Planning Commission Agenda

The City of Sturgis Planning Commission will hold a regular meeting on Tuesday, December 2, 2014 at 5:30 p.m. in the front conference room at City Hall, 1040 2nd Street, Sturgis SD.

5:30 Call meeting to order
Approve minutes of November 4, 2014

Agenda Items (subject to changes announced at meeting time)

1. Use on Review Renewal – Applicant(s): Laurel Gann dba The Soft Tail, 2213 Pipestone Drive.

Description: This is a six month review of a Conditional Use on Review that was granted by the Sturgis City Council on July 21. The use is described as an in-home pet grooming business.

Action Required: Review and make a recommendation to City Council. (December 15 Council Meeting).

2. Variance: Tom Rounds, 2411 Fox Road, Sturgis

Description: Applicant is requesting 5 foot variance to the side setback requirement in order to allow room to build a garage next to his residence. In General Residential 1 zones, an 8' side setback is required. If granted, the garage would set 3 feet from the property line.

Action Required: Review and make a recommendations to Council.

3. Variance: CBH Cooperative, 2030 W. Main Street, Sturgis.

Description: The applicant is planning an expansion of the existing building located at 2030 W. Main. In order to facilitate this expansion, they are requesting a 6.7' variance to the front setback. Current ordinance requires front setbacks of no less than 35 feet on all properties located within the Highway Service Zone.

Action Required: Review and make a recommendation to Sturgis City Council.

4. Vacate: Glover Investments, LLC.

Description: The applicant has submitted a petition to Sturgis City Council to vacate a designated area of alley located in Block J of Glovers 2nd Addition (between S. Baldwin Street and Romey Street). This area contains .135 acres. The applicant is the property owner on both sides of the alley.

Action Required: Review and make a recommendation to Sturgis City Council. Public Hearing is set for December 15, 2014.

5. Continue with discussions related to Title 18: Planning & Zoning ordinance section related to Conditional Use on Review/In Home Business for property located within the residential zones. Make a recommendation to Council.

All other items brought before the Planning & Zoning Commission by the public.